

1 BILL NO. R-84-2-21

2 DECLARATORY RESOLUTION NO. R-33-84

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6 -1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 the North 380 feet of the South 780  
13 feet of Block #8 in Engle Ridge In-  
14 dustrial Park, Section B, according  
15 to the recorded plat thereof, located  
16 in part of the West ½ of the Northeast  
17 ¼ of Section 20, Township 30 North,  
18 Range 12 East, Allen County, Indiana;

19 said property more commonly known as 4420 Clubview Drive, Fort  
20 Wayne, Indiana;

21 WHEREAS, recommendations have been received from the  
22 Committee on Finance and the Department of Economic Development  
23 concerning said Resolution;

24 WHEREAS, notice of the adoption and substance of said  
25 Resolution has been published in accordance with I.C. 5-3-2 and  
26 a public hearing has been conducted on said Resolution;

27 WHEREAS, if said Resolution involves an area that has  
28 already been designated an allocation area under I.C. 36-7-14-39,  
29 the Fort Wayne Redevelopment Commission has adopted a Resolution  
30 approving the designation.

31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
32 THE CITY OF FORT WAYNE, INDIANA:

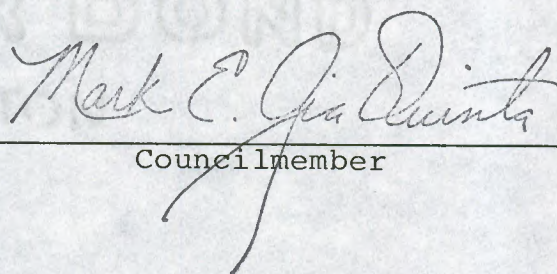
SECTION 1. That, the Resolution previously designating  
the above described property an "Economic Revitalization Area" is  
confirmed in all respects.



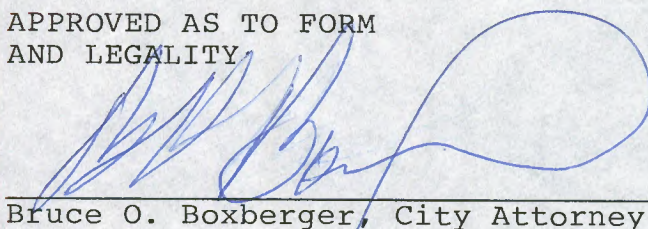
1 Page Two

2  
3 SECTION 2. That, the above described property is here-  
4 by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
5 1.1-12.1, said designation to begin on the effective date of this  
6 Resoltuion and continue for one (1) year. Said designation shall  
7 terminate at the end of that one (1) year period.

8 SECTION 3. That this Resolution shall be in full force  
9 and effect from and after its passage and any and all necessary  
10 approval by the Mayor.

11  
12   
Councilmember

13 APPROVED AS TO FORM  
14 AND LEGALITY

15   
16 Bruce O. Boxberger, City Attorney  
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Read the first time in full and on motion by Don Dumble, seconded by Steve, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.,E.S.

DATE: 2-14-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Don Dumble, seconded by Steve, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	_____	_____

DATE: 2-28-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (~~RESOLUTION~~) NO. R-33-84  
on the 28th day of February, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of February, 1984, at the hour of 11:30 o'clock P..M.,E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1st day of March, 1984, at the hour of 1 o'clock P..M.,E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 4420  
Clubview Drive, Ft Wayne IN  
46804  
Street Boundaries (if applicable) \_\_\_\_\_  
\_\_\_\_\_
2. Legal Description of Property  
The North 380 feet of the South 780  
feet of Block #8 in Engle Ridge  
Industrial Park, Section B, according to the  
recorded plat thereof, located in part  
of the West 1/2 of the Northeast 1/4 of  
Section 20, Township 30 North, Range  
12 East, Allen County, Indiana
3. Township Wayne
4. Taxing District 30 Wayne FWPTC
5. Current Zoning District M-2  
General Industrial District
6. Variance Grant (if any) None
7. Owner(s) Leon O. Habegger
8. Address of Owner(s) 6703 Quail Ridge Lane  
Ft Wayne IN 46804
9. Telephone Number 432-5563
10. Agent of Owner (if any) \_\_\_\_\_
11. Address \_\_\_\_\_
12. Telephone Number \_\_\_\_\_
13. Relationship of Agent to Owner \_\_\_\_\_
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) None
15. Current Use of Property
  - (a) How is property presently used? Site of industrial tool  
and die manufacturing plant
  - (b) What structure(s) (if any) are on the property? One story  
Steel frame prefabricated structure containing  
29,135 square feet.
  - (c) What is the condition of this structure/these structures?  
In good condition and with good detail of interior  
finish.
16. Current Assessment on Land and Improvements  

Land \$11,100

  - (a) What is the amount of latest assessment? Improvements \$101,000
  - (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) Property taxes for 1981 paid in 1982 \$5348.60  
The assessments were the same as indicated in (a).



17. Description of Project Acquisition and installation of:
- (1) 1 Electrical Discharge Machine Tool Type 250, Serial #16-004  
Dielectric Unit including Numeric Control Mechanism CMC 100, Serial #02AV06  
Power Supply Agie pulz 700 D MS, Serial #02AV074 Voltage
- (2) 1 Brown and Sharpe Model 612 V Surface Grinder

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? August 18, 1983

(b) When is completion expected? September 30, 1983

19. Cost of project (not including land cost) \$102,000

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? At least 5 and as many as 10 permanent employees

(b) What kind of work will employees be engaged in? Visual grinder operator (2); Surface grinder operator (4); Wire EDM operator (2).

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 5 to 10

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? This area is due to be annexed by the city within one year however, no additional benefits will accrue to the business because city water and sewage are currently supplied the area. In addition no improvement in police and fire protection is anticipated as a result of the annexation. In other words for an additional \$12,500 increase in annual gross property taxes based on our current business tangible personal property tax assessment and current rates my business will receive no benefits. Such an outlook cannot be said to be conducive to normal development and as such the abatement of property taxes on our project provides the incentive for further development of our area.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? \_\_\_\_\_

(b) Will the project improve or replace a deteriorated or obsolete structure? \_\_\_\_\_



(c) Will the project preserve a historically or architecturally significant structure? \_\_\_\_\_

(d) Will the project contribute to the conservation and/or stability of a neighborhood? By contributing to the growth and productivity of my business, the project will help to insure our continued occupancy of this industrial

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? \_\_\_\_\_

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

\_\_\_\_\_ Yes X No

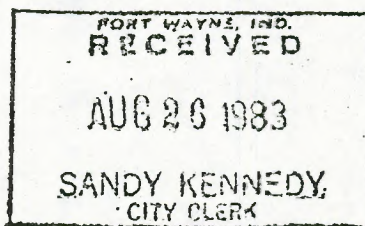
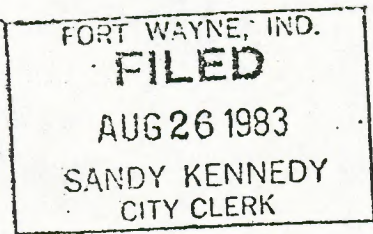
25. Financing on Project

What is the status of financing connected with the project?  
\$90,000 of the project is financed on a 4 year note with Ft Wayne National Bank. The remaining \$12,000 will be a cash payment from my business

I hereby certify that the information and representations on this Application are true and complete.

*James D. [Signature]*  
Signature(s) of Owner(s)

August 26, 1983  
Date





CITY CLERK'S OFFICE  
Room 122 City-County Bldg.  
One East Main Street  
Fort Wayne, Indiana 46802

NO. 46

August 26 1983

RECEIVED FROM P. H. Car Sales, Inc. & Co. Corp.

Five & 00/100 DOLLARS

Gap Abatement

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ 0.00

W. E. Kemp

THE EFFICIENCY LINE AN AMPAD PRODUCT



BILL NO. R-84-02-21

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~ORDINANCE~~ ~~XXXXXXXXXX~~ A DECLARATORY RESOLUTION confirming the designation of  
an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GiaOUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

CONCURRED IN 2-28-84  
SANDRA E. KENNEDY, CITY CLERK





# The City of Fort Wayne

February 2, 1984

Mark GiaQuinta, Chairman of Finance  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For L.H. Carbide

Dear Mr. GiaQuinta:

On August 26, 1983, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 4420 Clubview Drive as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on January 25, 1984. A formal review of the site and an interview with Mr. Robert Churchward was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

The North 380 feet of the South 780 feet of Block #8 in Engle Ridge Industrial Park, Section B., according to the recorded plat thereof, located in part of the West 1/2 of the Northeast 1/4 section 20, Township 30 North, Range 12 East, Allen County, Indiana;

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Mark GiaQuinta  
February 2, 1984  
Page 2

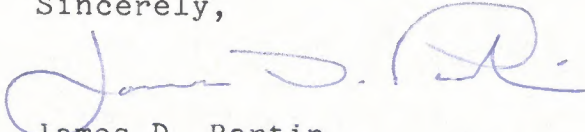
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of development
2. Cessation of Growth
3. Neighborhood conservation and stabilization
4. Increase in employment by 10 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, appearing to read "James D. Partin". The signature is stylized with a large initial "J" and a cursive "P".

James D. Partin  
Business Planning Specialist  
Department of Economic Development

hjk



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionQ-84-02-21DEPARTMENT REQUESTING ORDINANCE Economic Development DepartmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designa-  
tion of an "Economic Revitalization Area" under I.C. 6-1.1-12.1(Commonly known as 4420 Clubview Drive, Fort Wayne, Indiana; L. H.Carbide)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_EFFECT OF PASSAGE Continued use of said property and new jobs created  
for the community.EFFECT OF NON-PASSAGE Opposite of the above.  
\_\_\_\_\_  
\_\_\_\_\_MONEY INVOLVED (DIRECT COSTS, EXPENDITURES; SAVINGS) \$102,000.00 (not including  
land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

February 15, 1984

Ms. Mary Gabet  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Gabet:

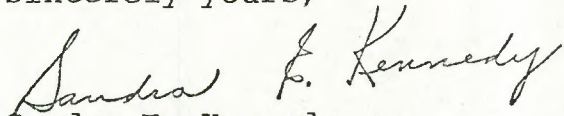
Please give the attached full coverage on the date of February 18, 1984, in both the News Sentinel and the Journal Gazette.

RE: Legal Notice for the Common Council  
of Fort Wayne, IN  
Declaratory Resolutions  
R-84-02-08 & R-84-02-09  
R-84-02-10 & R-84-02-11  
R-84-02-12 & R-84-02-13  
R-84-02-14 & R-84-02-15  
R-84-02-16 & R-84-02-17  
R-84-02-18 & R-84-02-19  
R-84-02-20 & R-84-02-21  
R-84-02-22 & R-84-02-23  
R-84-02-26 & R-84-02-27

Please send us 4 copies of the Publisher's Affidavit from both newspapers. (Each public notice)

Thank you.

Sincerely yours,

  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 9



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-02-20 AND R-84-02-21 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on February 14, 1984 ,  
date

designating property at 4420 Clubview Drive, Fort Wayne, Indiana;

L.H. Carbide

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, February 28, 1984, at 7:30 P.M.,  
date, time & place  
Common Council Conference Room 128, City-County Building, One Main

Street, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.



Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

5  
25  
2  
32

COMPUTATION OF CHARGES

32 lines, 1 columns wide equals 32 equivalent lines at .230¢ \$ 7.36

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra

TOTAL AMOUNT OF CLAIM

1.00  
8.36

DATA FOR COMPUTING COST

Width of single column 9.6 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Feb. 18 19 84

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose

that he/she is CLERK

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time

as follows:

2/18/84

Drusilla Roose

Subscribed and sworn to me before this 18th day of February 19 84

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-02-20  
AND R-84-02-21)  
Notice is hereby given that the  
Common Council of the City of Fort  
Wayne, Indiana, approved a Resolu-  
tion on February 14, 1984, designat-  
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Fort Wayne, Indiana, L. H. Cerbide  
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description of the effected area can  
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sor's Office.  
Common Council will conduct a  
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described resolution should be con-  
firmed, modified and confirmed or  
rescinded on Tuesday, February 28,  
1984, at 7:30 P.M., Common Council  
Conference Room 128, City-Council  
Building, One Main Street, Fort  
Wayne, Indiana.  
If confirmed, said designation shall  
continue for one (1) year after  
confirmation.  
All interested persons are invited to  
attend and be heard at the public  
hearing.  
Sandra E. Kennedy  
City Clerk  
2/18



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

NEW-SENTINEL

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

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Date

Feb. 18

19

84

Title

CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 2/18/84

Drusilla Roose

18th February 19 84

Subscribed and sworn to me before this

Anne M. Perkins

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-02-20  
AND R-84-02-21)  
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If confirmed, said designation shall  
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confirmation.  
All interested persons are invited to  
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hearing.  
Sandra E. Kennedy  
City Clerk  
2/18